

MIXED COMMERCIAL/RESIDENTIAL POLICIES

5.5.1 Location Policy. Mixed commercial/residential districts shall be located to the north and south of the Village Center on the west side of the El Camino Real as shown on the Land Use Map, Figure 5.1.

Guideline. These locations will provide opportunities for residential development close to shopping and employment environments. Mixed commercial/residential districts shall also be provided on the east side of El Camino Real, on certain lots with frontage on Eimer Street as shown on the Land Use Map, Figure 5.1. This designation will allow for the continuation of existing commercial uses, but provides, incentives, for redevelopment as residential use.

5.5.2 Permitted Use Policy. The commercial/residential district shall contain a mix of public, retail office, recreational and high density residential uses.

Guideline. Commercial uses are preferred on ground floor locations. Residential uses may occur on the ground floor, although the preferred plan would be to locate residential uses above ground floor commercial uses.

5.5.3 Development Intensity Policy. General commercial uses may be developed to a maximum floor area ratio of 0.5. Residential development may be high density to provide the greatest opportunity for affordable units, and the types of units which may be most desirable for senior citizen housing. Public uses, such as the City Hall, may be developed to a maximum floor area ratio of 1.00. Live/work residential developments are permitted at a maximum density of 30 units per acre and to a maximum floor area ratio of 1.2.

Guideline. High density residential uses may be developed to a maximum floor area ratio of 1.2, with a maximum density of 30 units per gross acre.

Combined commercial/residential uses may be developed to a maximum floor area ratio of 1.5 and a maximum residential density of 30 units per gross acre, provided the commercial portion of a mixed use project has a maximum floor area ratio of 0.5 and occupies the ground floor only, and the residential portion of a mixed use project has a maximum floor area ratio of 1.0 and occupies second and/or third floors only.

This policy and guideline assumes that parking will be provided in structure.

5.5.4 Lot Size Policy. The assembling only of existing small parcels shall be encouraged, and further subdivision of existing lot size (which might hamper opportunities for providing mixed use projects) shall be discouraged.

Guideline. A minimum lot size of 7,200 square feet could accommodate most existing parcels within this district, yet would require the assembly of a minimum of three of the small (2,400 square foot) lots in the northern portion of the planning area for redevelopment purposes.